

PARCEL B – PART 1

Exhibit 1

A PARCEL OF LAND IN THE NORTHEAST QUARTER SECTION 14, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, GOVERNMENT SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 89°35'34" WEST ALONG THE NORTHERLY LINE OF SAID SECTION 14 AND THE SOUTHERLY RIGHT OF WAY LINE OF NOAH ROAD (A 60 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED), 1022.29 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF PALM LAKE DRIVE (A 60 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED); THENCE SOUTH 00°35'26" EAST, ALONG SAID WESTERLY RIGHT OF WAY, 574.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°35'26" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 592.93 FEET, TO THE NORTH LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 14366, PAGE 537 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY, SOUTHERLY AND EASTERLY, ALONG THE NORTH, WEST AND SOUTH LINE OF LAST SAID LANDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°24'34" WEST, 55.00 FEET; COURSE NO. 2: SOUTH 00°35'26" EAST, 65.00 FEET; COURSE NO. 3: NORTH 89°24'34" EAST, 55.00 FEET, TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF PALM LAKE DRIVE; THENCE SOUTH 00°35'26" EAST, ALONG LAST SAID LINE, 1129.35 FEET, TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF EASTPORT ROAD (A 50 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED) THENCE NORTH 14°55'22" WEST, 118.97 FEET; THENCE NORTH 26°29'31" WEST, 65.58 FEET; THENCE NORTH 44°32'20" WEST, 162.62 FEET; THENCE NORTH 62°10'04" WEST, 165.67 FEET; THENCE NORTH 57°42' " WEST, 182.39 FEET; THENCE NORTH 13°00'08" WEST, 88.75 FEET; THENCE NORTH 02°23'50" EAST, 84.14 FEET TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 5999, PAGE 189 , OF SAID CURRENT PUBLIC RECORDS; THENCE NORTH 16°27'34" EAST, ALONG LAST SAID EASTERLY LINE, 600.00 FEET; THENCE NORTH 02°15'19" EAST, 51.9 FEET THENCE NORTH 30°56'54" WEST, 102.18 FEET; THENCE NORTH 00°42'53" EAST, 130.67 FEET; THENCE NORTH 19°16'16" EAST, 144.93 FEET; THENCE NORTH 34°45'37" EAST, 205.14 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 10479, PAGE 399, SAID, CURRENT PUBLIC RECORDS; THENCE NORTH 89°35'34" EAST, ALONG SAID SOUTHERLY LINE, 186.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.86 ACRES MORE OR LESS.

PARCEL B – PART 2

A PARCEL OF LAND IN THE NORTHEAST QUARTER SECTION 14, OF A SUBDIVISION OF THE JOHN BROWARD GRANT, GOVERNMENT SECTION 46, TOWNSHIP 1 SOUTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGES 7 AND 8, OF THE FORMER PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 00°35'26" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 14, 574.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°35'26" EAST, ALONG LAST SAID LINE, 493.33 FEET; THENCE NORTH 89°21'30" WEST, 487.26 FEET; THENCE SOUTH 27°46'45" WEST, 81.13 FEET; THENCE NORTH 59°02'37" WEST, 143.03 FEET; THENCE NORTH 89°21'30" WEST, 314.77 FEET TO A POINT ON THE EASTERLY LINE ON PALM LAKE DRIVE (A 60 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED); THENCE NORTH 00°35'26" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 475.71 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 9017, PAGE 2416, OF THE CURRENT PUBLIC RECORDS, DUVAL COUNTY, FLORIDA; THENCE NORTH 89°35'34" EAST, ALONG SAID SOUTHERLY LINE, 962.29 FEET TO THE POINT OF BEGINNING

CONTAINING 10.84 ACRES MORE OR LESS.